



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 03/23/99

AGENDA ITEM 2

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Resolution Authorizing Sale of Surplus Real Property at 1100/1110 "D" Street, 1154 "D" Street, and 22775 Second Street via Public Auction

RECOMMENDATION:

It is recommended that the surplus parcels described below and shown in Exhibit A be offered for sale by public auction.

BACKGROUND:

On Thursday, March 11, 1999, the Planning Commission unanimously recommended the sale of these surplus parcels, with the finding that such action is categorically exempt from CEQA and is in conformance with the General Policies Plan.

The City acquired the three parcels described below during 1994/1995 for the "D" Street Phase II Widening Project, which extends from Grand Street to Second Street. Upon completion of the street project the three parcels were created and became excess. State law gives the City the authority to sell excess surplus real property. Since the "D" Street Project had some federal funds involved, the required sale process includes offering the property to various public agencies. Although the 60-day period has not expired, all of the nine agencies have responded that they are not interested in the properties.

The "Downtown Hayward Design Plan" for "D" Street between Foothill Boulevard and Second Street contains an objective to preserve the character established by the single family residences through preservation of existing buildings where possible. The Plan also envisions dense development. The General Policies Plan Map designates these parcels as "Residential-High Density." These parcels are located within the Downtown City Center Area and zoned Central City-Residential (CC-R). Any development which could result as a consequence of the sale of the parcels must comply with the General Plan and the Zoning Ordinance.

Parcel No. 113 (1100 & 1110 "D" Street) Exhibit B

This vacant lot is located at the northeasterly corner of the intersection of First and "D" Streets and consists of two lots which will be merged to create one parcel consisting of $8,498 \pm$ square feet. Independently, 1100 "D" Street consists of $3,796 \pm$ square feet and 1110 "D" Street consists of $4,702 \pm$ square feet. The street frontage is approximately $100 \pm$ feet on "D" Street and $100 \pm$ feet on First Street. Independently these parcels are insufficient for development. Together these parcels have the potential for multiple-family residential development - perhaps a duplex or a triplex.

Parcel No. 114 (1154 "D" Street) Exhibit C

This parcel is located on the north side of "D" Street between First and Second Streets and consists of a $10,167 \pm$ square foot lot with a "Neo-Classic Rowhouse" single family residence constructed in 1910. It consists of $1,206 \pm$ square feet (3 bedroom and 2 bath). This dwelling is currently unoccupied. The CC-R zoning on this parcel provides the opportunity for a multiple-family residence, which could possibly incorporate the existing house and maintain the character of the neighborhood.

Parcel No. 115 (22775 Second Street) Exhibit D

This parcel is located at the north westerly corner of the intersection of "D" and Second Streets and consists of a $6,322 \pm$ square foot lot with a single family residence consisting of a dwelling unit, with two bedrooms and one bath ($784 \pm$ square feet) and two garages ($781 \pm$ square feet). This dwelling is currently occupied. Pursuant to Government Code Section 54237 the current occupant will have first right of refusal to purchase. Redevelopment with a duplex residence is possible under the CC-R zoning on this parcel, although access and parking will have to be addressed.


The disposal process consists of an auction offered to the general public. All those who are interested in participating in the auction must submit a cashier's check for 10 percent of the minimum bid. Staff is establishing minimum bids equal to the fair market value.

SCHEDULE:

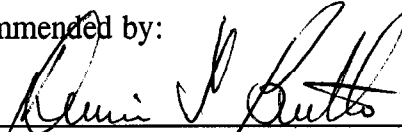
Assuming Council approval, the following schedule is anticipated for the disposal of these surplus parcels:

Advertise for Auction	March 29, 1999
Auction Date	April 27, 1999
Completion of Sale	June 30, 1999


Prepared by:


Robert A. Bauman, Deputy Director of Public Works

Recommended by:


Dennis L. Butler, Director of Public Works

Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A: Vicinity Map
Exhibit B: Plot Map - Parcel 113
Exhibit C: Plot Map - Parcel 114
Exhibit D: Plot Map - Parcel 115

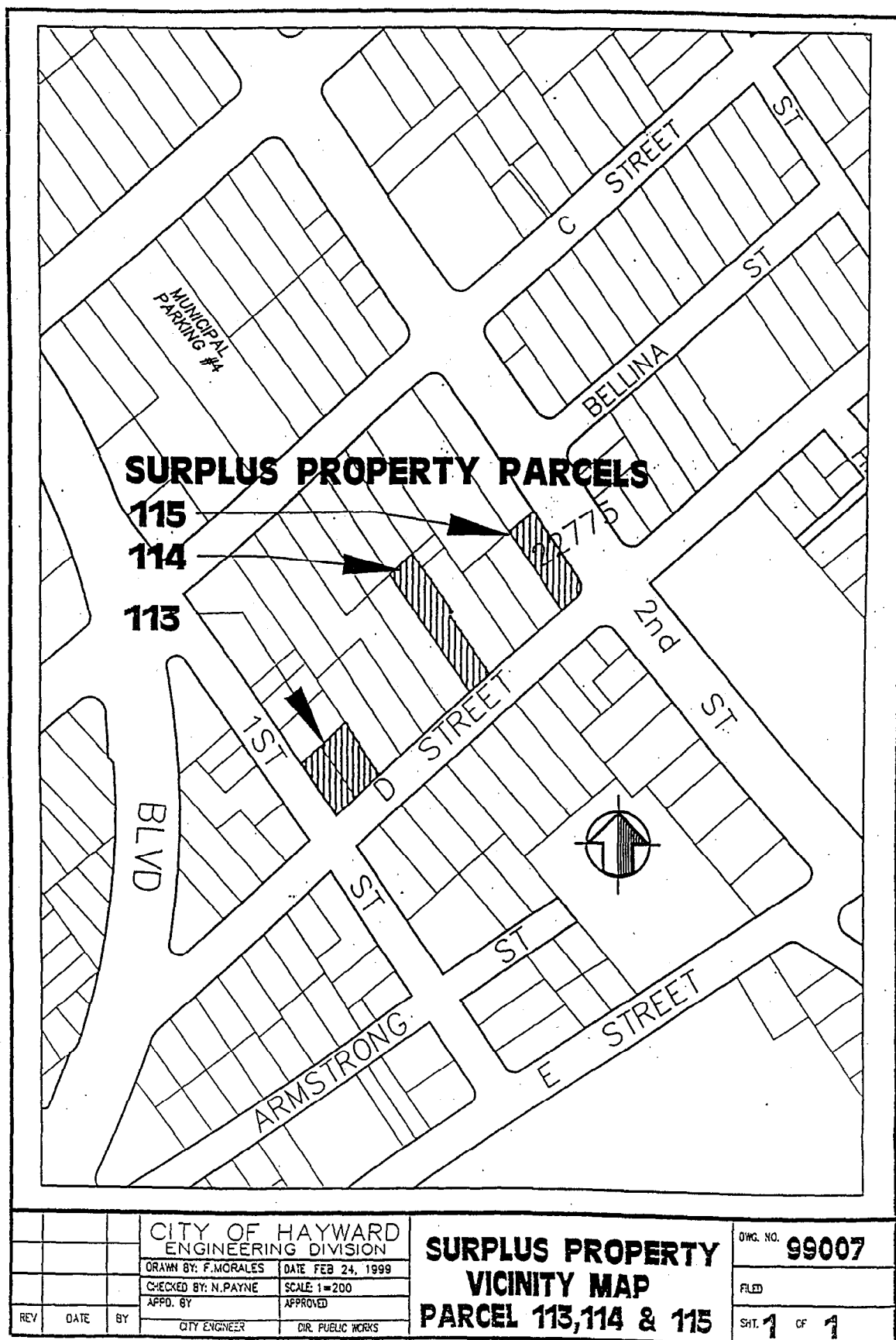


Exhibit A

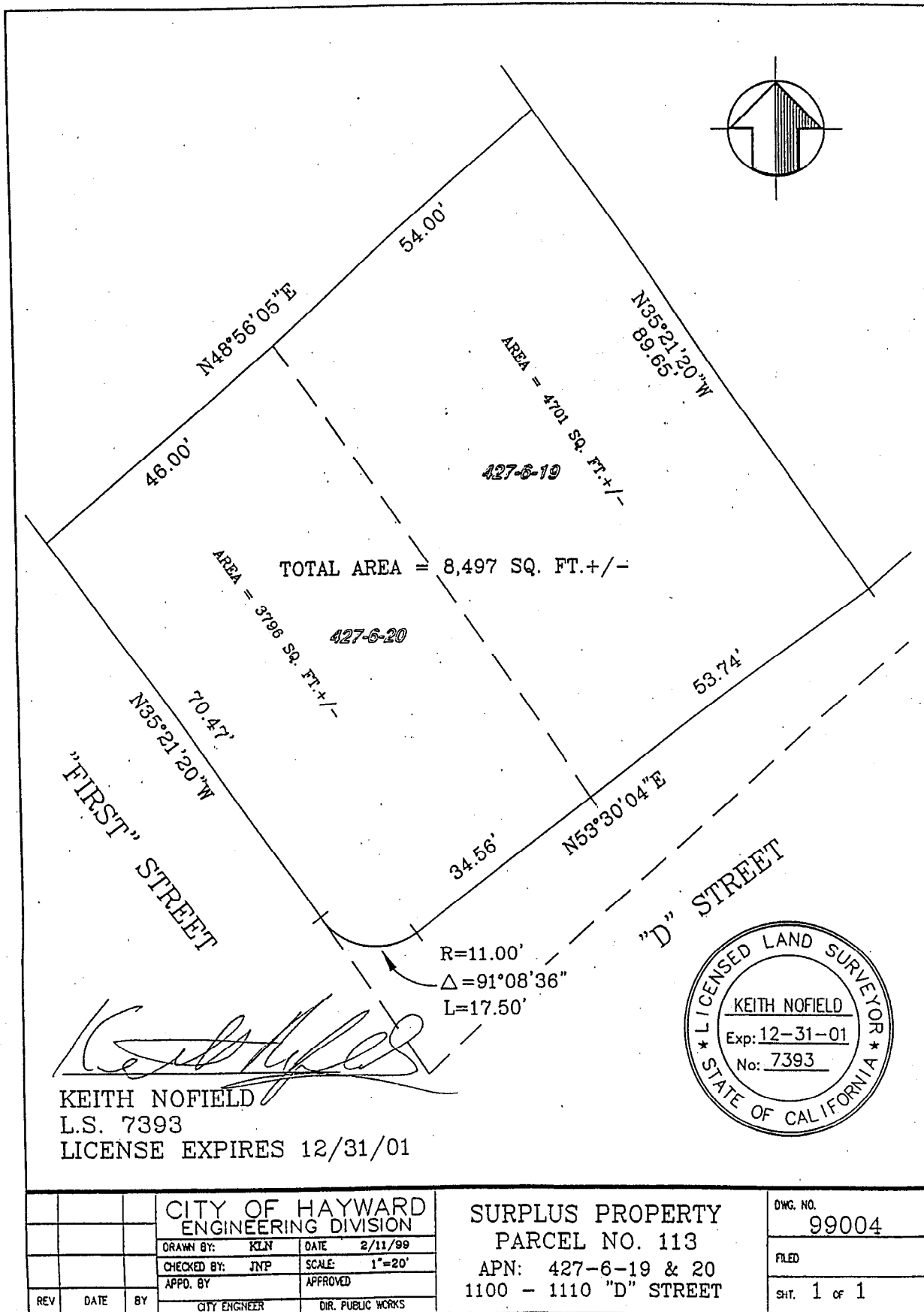


Exhibit B

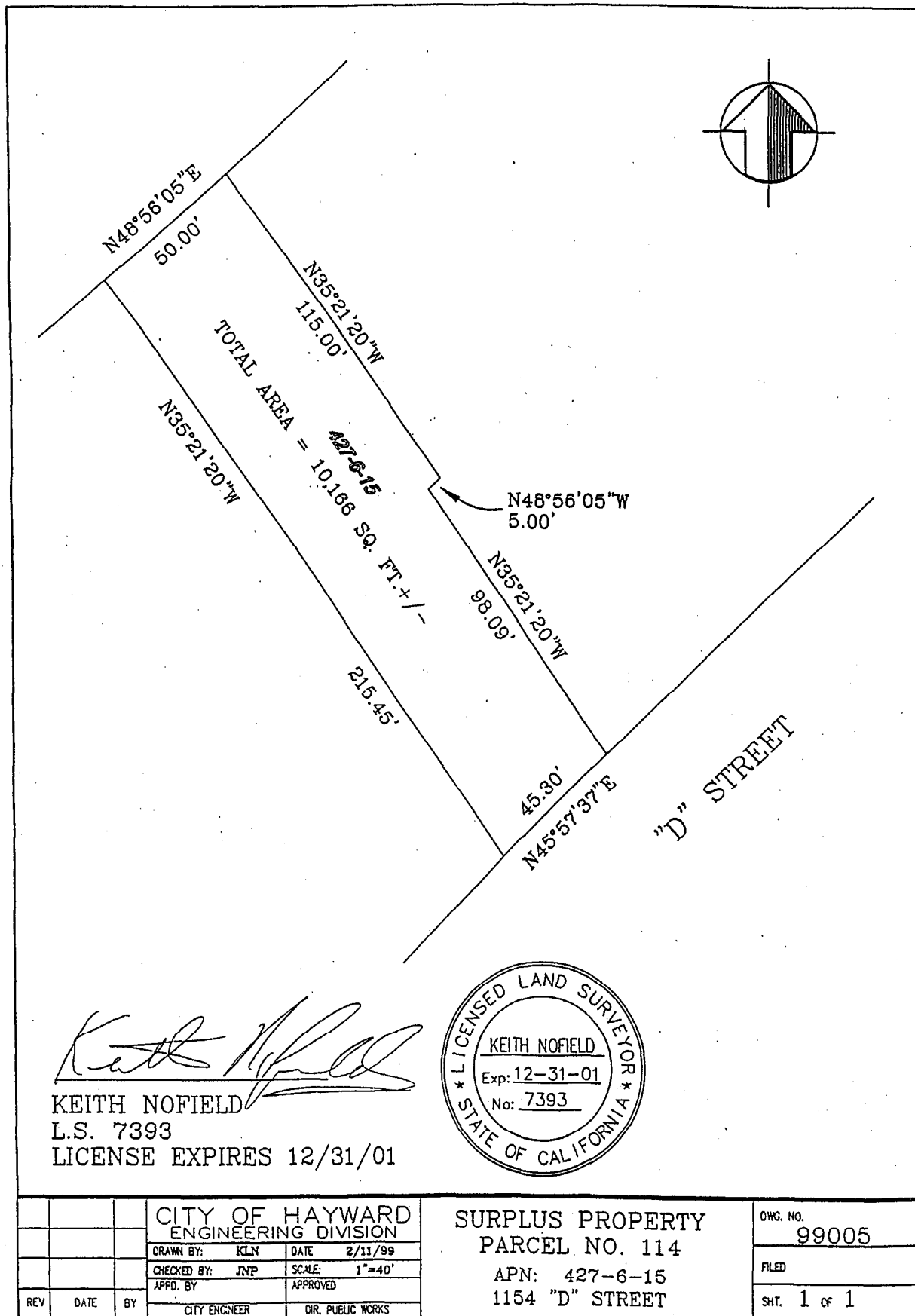
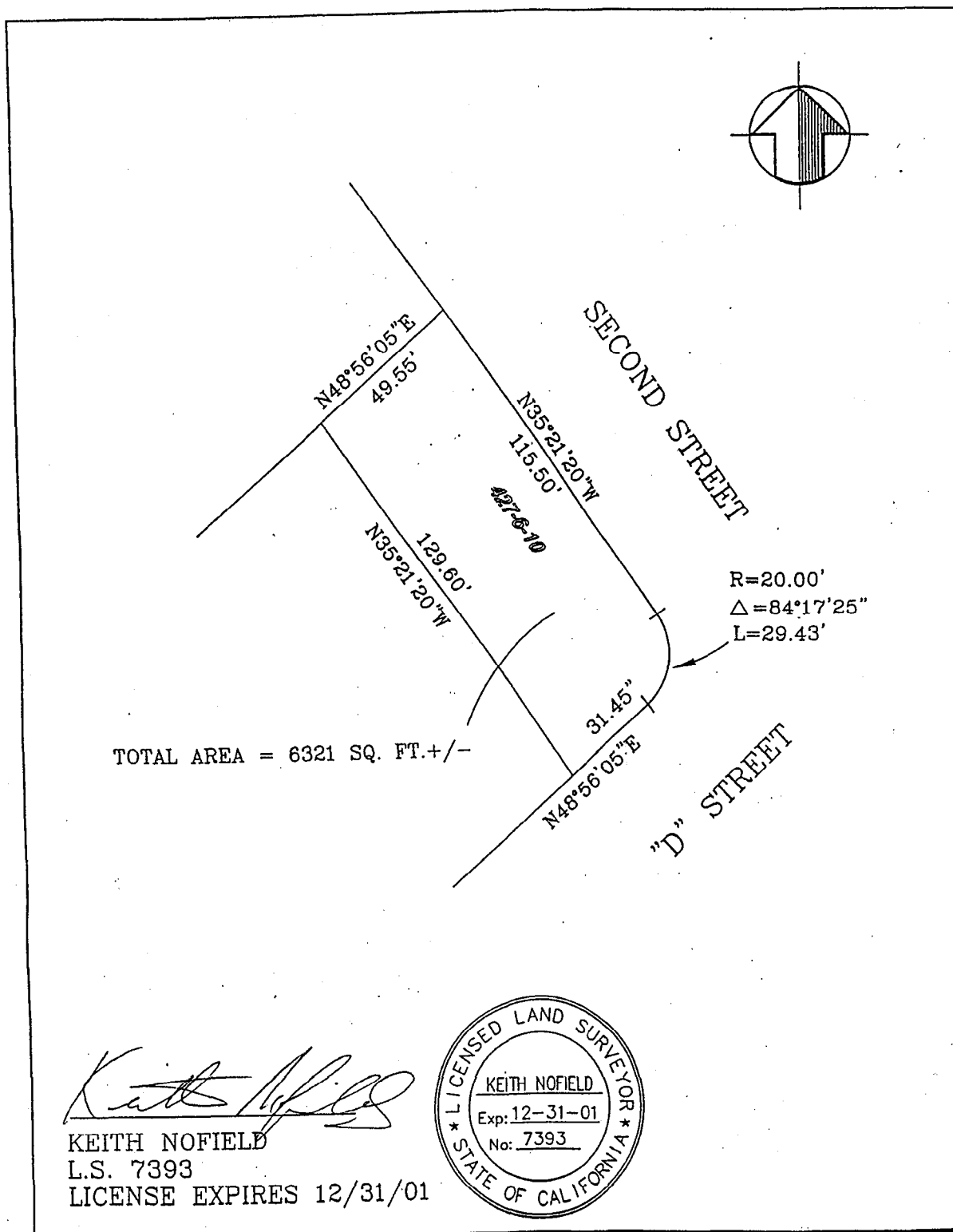
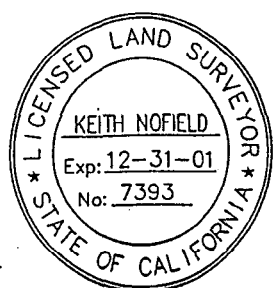


Exhibit C



Keith Nofield
 KEITH NOFIELD
 L.S. 7393
 LICENSE EXPIRES 12/31/01



CITY OF HAYWARD ENGINEERING DIVISION				SURPLUS PROPERTY PARCEL NO. 115		DWG. NO. 99006
REV	DATE	BY				FILED
			DRAWN BY: KLN	DATE: 2/11/99	APN: 427-6-10 22775 SECOND STREET	
			CHECKED BY: JNP	SCALE: 1"=40'		
			APPRO. BY	APPROVED		
			CITY ENGINEER	DIR. PUBLIC WORKS		
						SHT. 1 of 1

Exhibit D

DRAFT

Sm 3-18-99

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION AUTHORIZING SALE OF SURPLUS
PROPERTY PARCEL NOS. 113, 114, AND 115 BY PUBLIC
AUCTION**

WHEREAS, on Thursday, March 11, 1999 the Planning Commission unanimously recommended the sale of excess surplus parcels 113, 114 and 115 located at 1100/1110 and 1154 D Street and 22775 Second Street; and

WHEREAS, the City Council hereby finds that such action is categorically exempt from CEQA and is in conformance with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the sale of Surplus Property Parcel Nos. 113, 114, and 115 by public auction.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute all documents necessary to complete such disposition.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward